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Route 66 Delta Motel
2141 W Third Street
Winslow, Arizona 86047
13 Rooms plus Manager's Quarters
Real Estate Taxes, \$2,379.40, 2025
5316 Square Feet, Land Size 22,180 Square Feet
Built 1963

Since acquiring the property in 2019, the ownership has invested significant capital in improvements and property upgrades. Though not all, the improvements below have enhanced the property's functionality, guest comfort and overall curb appeal.

- New water lines with individual shutoff valves in every room.
- New mini-split heating and air-conditioning throughout.
- New roof installation.
- Addition of a striking new neon sign.
- Updated gas lines.
- Two new electrical services.
- Mattress replacement.
- A concrete parking lot has been installed.
- A new motel accounting system is now in use.

Price: \$900,000

Active List Number: 205227

County: Navajo

Address: 2141 W Third ST, Winslow, AZ 86047 Unit #:

Cross Street:

List Price: \$900,000

Sold Price:



Property Type: Comm/Industry
Region: 1 - Other Area
Area: 20 - Winslow
Year Built: 1977 /
APN: 10311015
Taxes: \$2,379 / 2025
Zoned: Commercial
ADOM/CDOM: 0/0
Geo Lat: 35.03591
Geo Lon: -110.725736

Property Sub-Type: Other/Misc
Ground Lease YN: No
Lease Frequency:
Gross SqFt: 5,315
List Price/SqFt: 169.33
Acres: 0.74 /
Acres: 0.74
To Show: Other: Call Listing agent

Listing Office: Harley Hendricks Realty

Legal Description: KACHINA VISTA SUBD: BEG NE COR LOT 13; TH WLY ALG HWY R/W 80'; TH S 300'; TH E TO E LOT LINE; TH N TO POB
Directions: From I-40/ Hipkoe interchange turn south on Hipkoe, at the second four way stop sign turn right third property on your left. Delta 66 Sign.
Public Remarks: Rare opportunity to own an iconic Route 66 Motel. This 13 room, retro motel has been tastefully remodeled, and the electrical, water, sewer, and internet systems have been upgraded to meet current code. Each room had a tastefully themed design. Includes a large manager's apartment, upgraded laundry, upgraded hot water system, concrete room parking, concrete patio and common area, and a whole lot more. Winslow has become a favorite stop on historic Route 66 and attracts visitors from around the world! It not only features the very popular "Standing on the Corner" park but also the Clear Creek Canyon recreation area, which has become a favorite spot for kayaking, fishing, and rock climbing.
Private Remarks:

Construction: One Story; Other: Block**Docs on File:** Aerial Photo**Exterior Amenities:****Exis Fee/Docs:****Freeway Turn Time:** 1-4 Min**Flood Zone:** None**General Land Info:****Grnd Lease Amt \$:****Grnd Lease From:****Lease Expiration Date:****Heating:** Electric; Heat Pump**Interior Amenities:** Laundry; Living Qtrs.; Security System**Inc/Exp (Annual):****Location:** Other: Freeway frontage**Lot Street Imprvmnts:** Other: Concrete Parking**Leases:****Management:** Owner**Occupancy:** Owner Occupied; Other: Overnight guest**Possession:** By Agreement**Roof:** Asphalt Shingle**Util Pd by Tenant:****Terms of Sale:** 1031 Exchange; Cash; Other: New Commercial Loan**To Show:** Other: Call Listing agent**Utilities:** (2 Phase); Cable Available; City Water; Electricity Available; Natural Gas; Phone Available; Primary Meter; Private Trash Company; Sewer**Zoning - City:****Zoning - County:** RC**Interior Amenities:** Laundry; Living Qtrs.; Security System**Agreement Type:** Exclusive Right To Sell**Owner/Agent:** No**Public Marketing Date:**

07/09/2026

Listing Agreement Date (Historical):**Status Change Date:** 07/09/2026

LO: Harley Hendricks Realty 928-587-9250 Fax: 887-589-6007

LA: David Hartman 928-587-9250 david.hartman@harleyhendricks.com BR030407000

LC669992001

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Front



Phone Booth



Front B



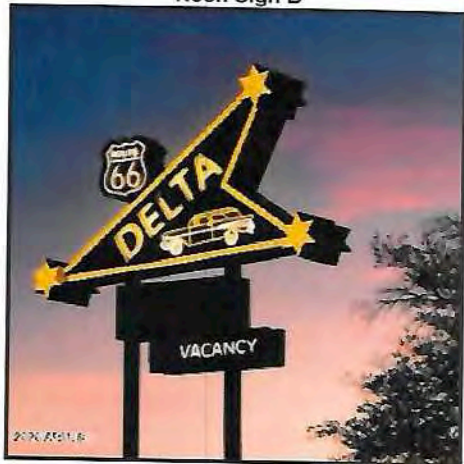
Complex



Neon Sign



Neon Sign B



Office



Office B



Office Interior



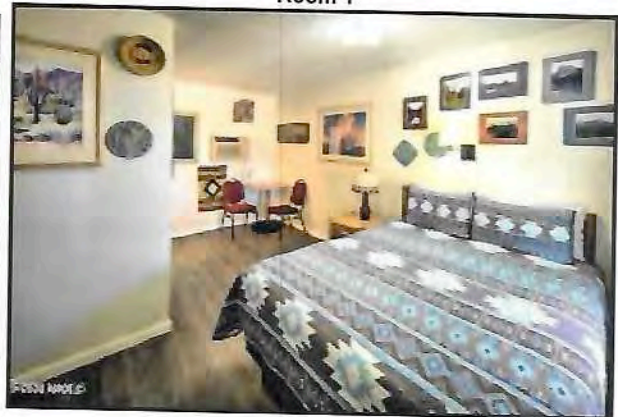
Office Interior B



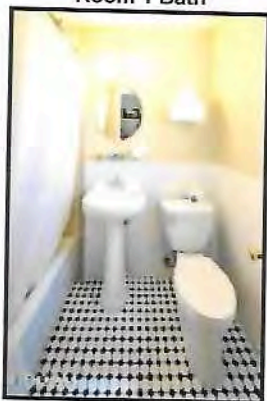
Patio B



Room 1



Room 1 Bath



Phone Booth



Room 2



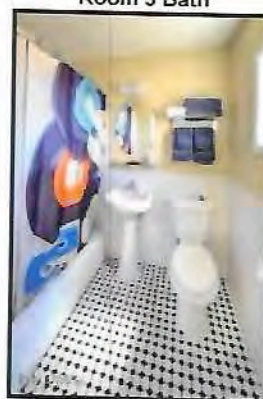
Room 2 Bath



Room 3



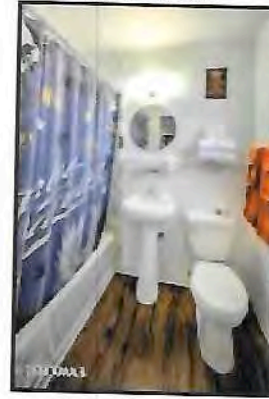
Room 3 Bath



Room 4



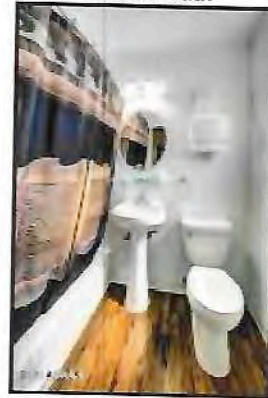
Room 4 Bath



Room 5



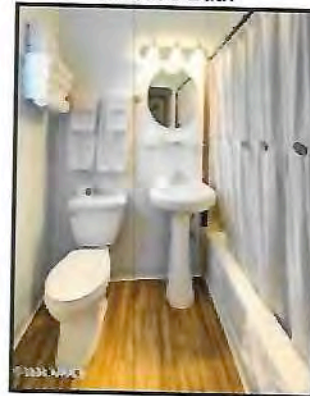
Room 5 Bath



Room 6



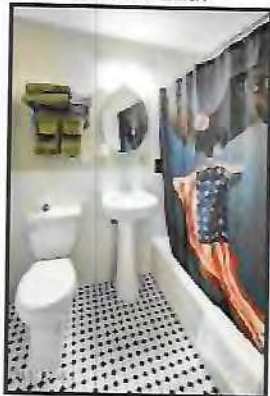
Room 6 Bath



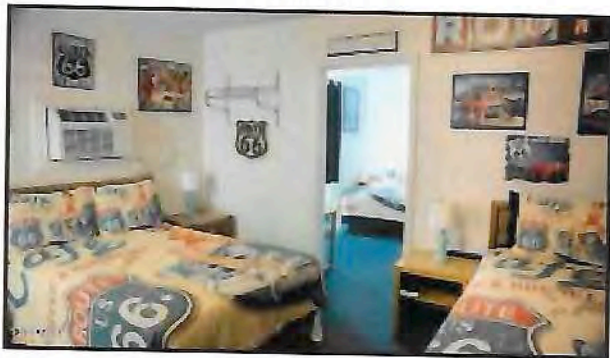
Room 7



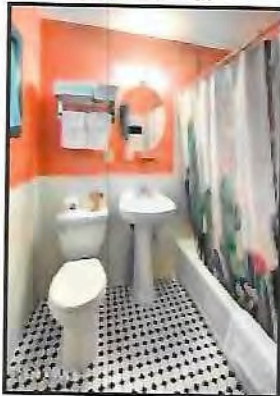
Room 7 Bath



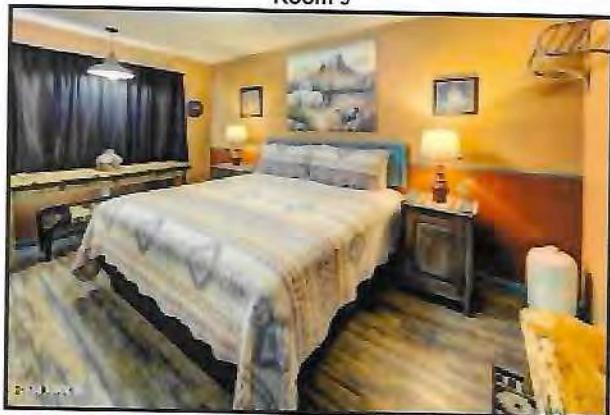
Room 8



Room 8 Bath



Room 9



Managers Living Room



Managers Living Room B



Managers Kitchen



Managers Kitchen B



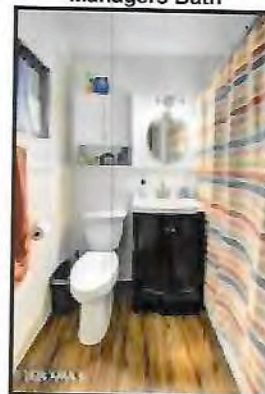
Managers Bedroom



Managers Bedroom B



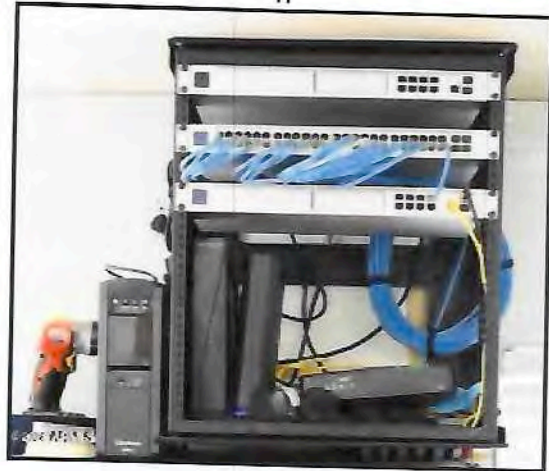
Managers Bath



Laundry



IT



Hot Water System



Aerial Lot Lines



Aerial Lot Lines B



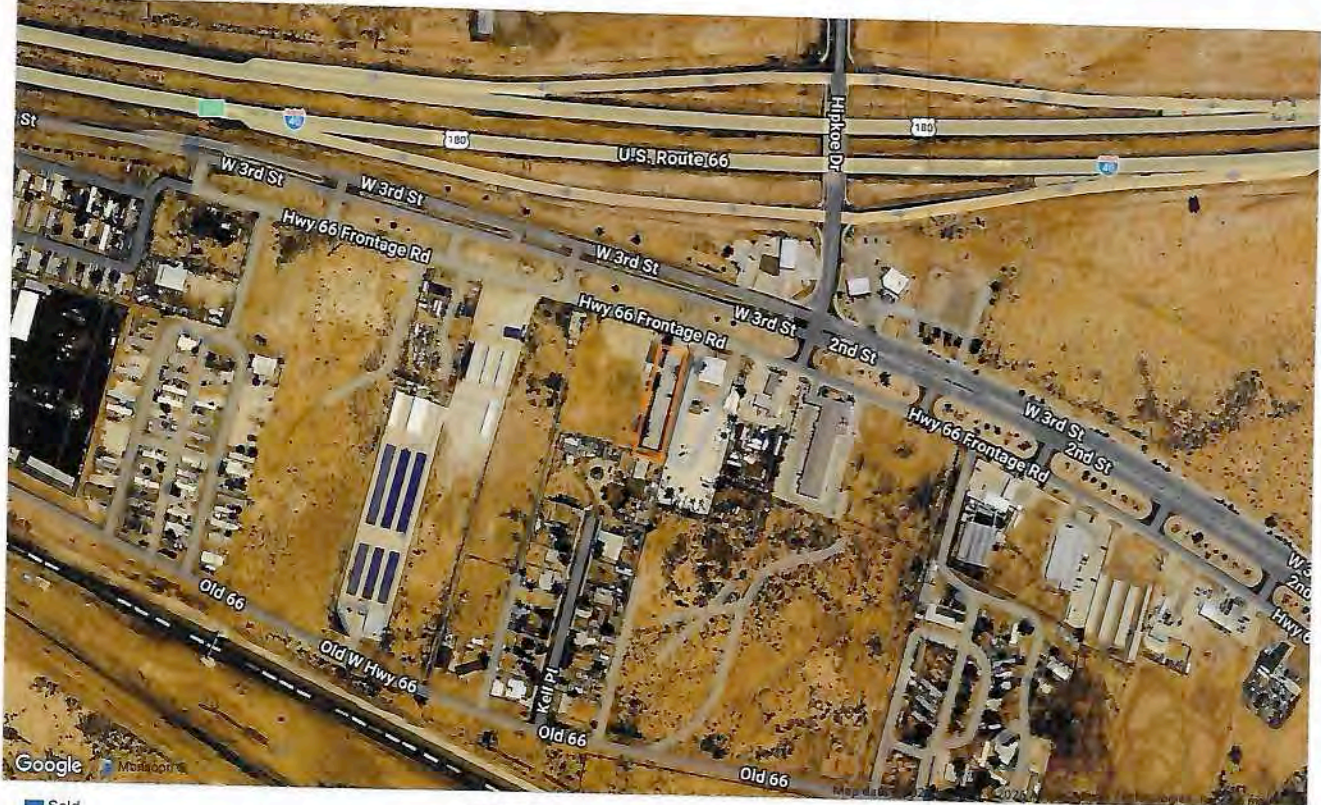
DELTA MOTEL 2025 EXPENSES

INCOME	\$93300.42
APS ELECTRIC	\$6782.65
CITY OF WINSLOW	\$1835.49
SPARKLIGHT	\$2408.59
AT&T DIRECT TV	\$4084.80
UES GAS	\$971.91
WASTE MANAGEMENT	\$2250.75
ORKIN PEST CONTROL	\$1270.00
WALMART SUPPLIES	\$2086.33
SAMS CLUB SUPPLIES	\$1384.23
NATIONAL HOSPITALITY SUPPLY	\$191.40
PROPERTY TAXES	\$2379.40
SALES TAX	\$9250.64
MERCHANT SERVICE FEES	\$4459.07
PROPERTY INSURANCE	\$9015.68
TOTAL EXPENSES	\$43956.46

2141 W Third St, Winslow, AZ 86047-2131

Navajo Assessor Parcel # 103-11-015

Parcel Dimensions Download Map



Property Information

Property Owner	ROBERT D & CHRISTINE M (C SALISBURY)
Property Address	2141 W Third St Winslow, AZ 86047-2131 Navajo County
Tax Mailing Address	Robert D & Christine M (C Salisbury) Winslow Az 86047 Usa,
Property Type	(0510) MOTEL
Legal Class	(01-12) COMM/REAL & IMPS NOT IN OTHER CLASSES
Lot/Block/Tract	13/-/0

Area Information

Subdivision	KACHINA VISTA
Section/Town/Range	23/19N/15E
Census Tract	960600
Census Block	3013
Latitude	35.0359118999574
Longitude	-110.725740588371
Tax Area	0130
Tax Municipality	Winslow
School Districts	Winslow Unified District#01

Legal Description

Abbr. Legal Description

LOT 13;TH WLY ALG HWY R/W 80 FT ; TH S300 FT ;TH E TO E LOT LINE;TH N TO POB KACHINA VISTA

Full Legal Description

KACHINA VISTA SUBD:BEG NE COR LOT 13;TH WLY ALG HWY R/W 80'; TH S 300';TH E TO E LOT LINE;TH N TO POB

Land Areas

Lot

Size: 0.509 acres / 22,180 sqft



Structure:**MOTEL**

Class::

MASONRY OR REINFORCED CONCRETE TILT-UP FRAME

Structure Information

Living Area: 5,315 sqft
Year Built: 1977
Stories: 5

Construction

Construction:
MASONRY OR REINFORCED CONCRETE TILT-UP FRAME
Added Attached: None

Additional Features

Added Detached: None

Components

Concrete Reinforced Wall: 100 sqft
Package Heating & Cooling: 5,315 sqft

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
07/03/2019	ROBERT D & CHRISTINE M SALISBURY	DELTA MOTEL LLC	\$400,000	\$0	\$130,000	Warranty	Private Lender		2019-9772 Copy and paste for [Enter Reception Number] 2019-9772
07/17/2017	DELTA MOTEL LLC	CHARLES STACY	\$0	\$0	\$0	Grant Deed			2017-10456 Copy and paste for [Enter Reception Number] 2017-10456
02/06/2006	CHARLES STACY	VIJAI K AGRAWAL	\$180,000	\$0	\$0	Warranty			2006-3919 Copy and paste for [Enter Reception Number] 2006-3919
07/12/2001	VIJAI K AGRAWAL	BIPIN V & MINA B ROY	\$120,000	\$0	\$66,000	Grant Deed			2001-13248 Copy and paste for [Enter Reception Number] 2001-13248

No Loan History: \$**Subdivision - KACHINA VISTA****Subdivision Details**

Improved Lots: 14
Year Built Range: 1940 - 2007
With Pool: 0 (0%)

Stories

Single Story: 13
Multiple Story: 1

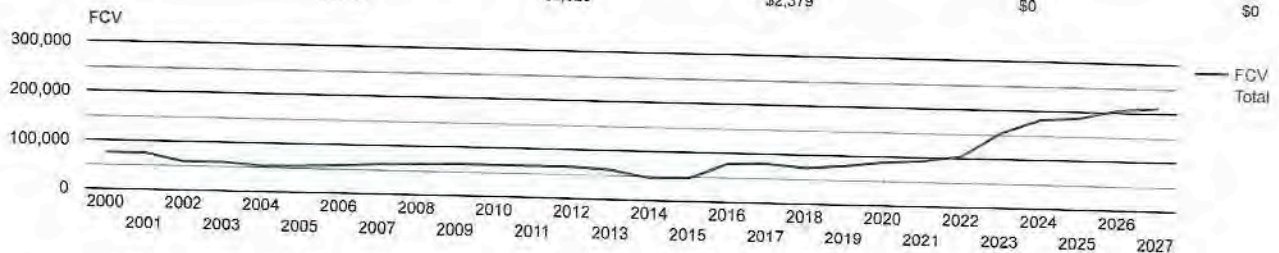
Average House

Sqft: 4,372
Lot Sqft: 82,922
Fixtures: 0

Tax Assessment History

Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)
County Treasurer

	2023 Final	2024 Final	2025 Final	2026 Prelim	2027 Prelim
FCV Improvement	\$143,579	\$172,022	\$177,236	\$194,998	\$198,243
FCV Land	\$9,900	\$9,900	\$9,900	\$9,900	\$12,190
FCV Total	\$153,479	\$181,922	\$187,136	\$204,898	\$210,433
FCV YoY Change	47%	19%	3%	9%	3%
Assessed FCV	\$25,247	\$29,089	\$29,063	\$30,878	\$30,765
LPV Total	\$131,074	\$137,627	\$144,506	\$151,733	\$159,320
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$2,302	\$2,326	\$2,379	\$0	\$0

**Flood Information**

Map Number: 04017C3015F
Map Date: 2016-03-02
Panel: 3015F
FEMA Zone: X

(Zone SubType: AREA OF MINIMAL FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

Beds N/A	Full Baths N/A	Half Baths N/A	Sale Price \$400,000	Sale Date 06/21/2019
Bldg Sq Ft 5,315	Lot Sq Ft 32,234	Yr Built 1977	Type N/A	

OWNER INFORMATION

Owner Name	Salisbury Robert D	Tax Billing Zip	86047
Owner Name 2	Salisbury Christine M	Tax Billing Zip+4	2131
Tax Billing Address	2141 W Third St	Owner Occupied	Yes
Tax Billing City & State	Winslow, AZ		

COMMUNITY INSIGHTS

Median Home Value	\$241,408	School District	WINSLOW UNIFIED DISTRICT (4387)
Median Home Value Rating	3 / 10	Family Friendly Score	27 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	12 / 100	Walkable Score	20 / 100
Total Incidents (1 yr)	205	Q1 Home Price Forecast	\$231,332
Standardized Test Rank	16 / 100	Last 2 Yr Home Appreciation	12%

LOCATION INFORMATION

Subdivision	Kachina Vista Sub	Township Range Sect	19N-15E-23
Census Tract	9606.00	Lot #	13
Carrier Route	C003		

TAX INFORMATION

Tax ID	103-11-015	Tax Area	0130
Parcel ID	10311015	Lot Number	13
% Improved	95%		
Legal Description	KACHINA VISTA SUBD:BEG NE C OR LOT 13:TH WLY ALG HWY R/W 80': TH S 300':TH E TO E LOT LINE;TH N TO POB		

ASSESSMENT & TAX

Assessment Year	2027 - Preliminary	2025	2024	2023
Assessed Value - Total	\$30,759	\$29,061	\$29,091	\$25,252
Assessed Value - Land	\$1,816	\$1,554	\$1,602	\$1,648
Assessed Value - Improved	\$28,943	\$27,507	\$27,489	\$23,604
Market Value - Total	\$210,433	\$187,138	\$181,922	\$153,479
Market Value - Land	\$12,190	\$9,900	\$9,900	\$9,900
Market Value - Improved	\$198,243	\$177,238	\$172,022	\$143,579
YOY Assessed Change (%)	5.84%	-0.1%	15.2%	
YOY Assessed Change (\$)	\$1,698	-\$30	\$3,839	

Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$2,302		
2024	\$2,326	\$24	1.03%
2025	\$2,379	\$54	2.3%

CHARACTERISTICS

Lot Area	32,234	Heat Type	Package
Lot Acres	0.74	Cooling Type	Package
Year Built	1977	Quality	Poor
Stories	1	Construction	Concrete
Building Sq Ft	5,315	Exterior	Concrete
Above Gnd Sq Ft	5,315	# of Buildings	1

FEATURES

Feature Type	Unit	Size/Qty
Package Heating & Cooling	S	5,315
C	S	100

SELL SCORE

Value As Of

2026-05-03 06:33:04

LAST MARKET SALE & SALES HISTORY

Recording Date	07/03/2019	07/17/2017	02/06/2006	07/12/2001	07/06/1994
Settle Date	06/21/2019	07/06/2017	01/2006	07/2001	07/06/1994
Sale Price	\$400,000		\$180,000	\$120,000	
Price Per Square Feet	\$75.26				
Document Number	9772				
Deed Type					Warranty Deed
Owner Name					Salisbury Robert D
Owner Name 2					Salisbury Christine M
Seller					Delta Motel LLC
Recording Date	07/03/2019	07/17/2017	02/06/2006	07/12/2001	07/06/1994
Sale/Settlement Date	06/21/2019	07/06/2017	01/2006	07/2001	07/06/1994
Sale Price	\$400,000		\$180,000	\$120,000	
Buyer Name	Salisbury Robert D & C hristine M	Delta Motel LLC	Stacy Charles	Agrawal Vijai K	Gremmel Emma
Buyer Name 2	Salisbury Christine M				
Seller Name	Delta Motel LLC	Stacy Charles	Agrawal Vijai K	Roy Bipin V & Mina B	Roy Bipin V & Mina B
Document Number	9772	10456	3919	13248	1194-984
Document Type	Warranty Deed	Special Warranty Deed	Warranty Deed	Warranty Deed	Joint Tenancy Deed

Recording Date
Sale/Settlement Date
Sale Price
Buyer Name
Buyer Name 2
Seller Name
Document Number
Document Type

05/23/1989
04/1989

954-534
Joint Tenancy Deed

MORTGAGE HISTORY

Mortgage Date	07/03/2019	07/12/2001
Mortgage Amount	\$130,000	\$66,000
Mortgage Code	Private Party Lender	Private Party Lender
Mortgage Type	Resale	Seller/Carry Back

PROPERTY MAP



Google

*Lot Dimensions are Estimated

35 yards
Map data ©2026 Google

Google

200 yards
Map data ©2026

Property Details Courtesy of David Hartman, Northern Arizona Association of REALTORS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 05/05/26
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C COMMERCIAL SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS) (To be completed by Seller)

Document updated:
February 2008

The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



MESSAGE TO THE SELLER:

Sellers are obligated by law to disclose all known material (important) facts about the Property to the Buyer. The SPDS is designed to assist you in making these disclosures. If you know something important about the Property that is not addressed on the SPDS, add that information to the form. Prospective Buyers may rely on the information you provide.

INSTRUCTIONS: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the explanation lines to explain. By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

MESSAGE TO THE BUYER:

Although Sellers are obligated to disclose all known material (important) facts about the Property, there are likely facts about the Property that the Sellers do not know. Therefore, it is important that you take an active role in obtaining information about the Property.

INSTRUCTIONS: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the SPDS. (5) Review all other applicable documents, such as environmental studies, CC&R's, association bylaws, surveys, title report or commitment, etc. (6) Obtain professional inspections of the Property. (7) Investigate the surrounding area. (8) Obtain such other professional advice as you deem necessary.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT VERIFIED BY THE BROKER(S) OR AGENT(S).

A. OWNERSHIP AND PROPERTY IDENTIFICATION

1. THIS DISCLOSURE CONCERNS THE FOLLOWING REAL PROPERTY:

2. Address 2141 W Third St.
3. City Winslow, County Navajo, AZ, Zip 86047
4. Assessors No.(s) _____ Approximate Year Built _____
5. Legal Owner(s) _____ Date Purchased _____
6. Owner ☒ Is ☐ Is not occupying property. Owner ☒ Has ☐ Has not occupied the Property in the past.

B. PROPERTY TYPE

7. ☐ Office ☐ Industrial ☐ Retail ☒ Hotel/Motel/Resort ☐ Multi-family ☐ Other _____

C. UTILITIES

8. THE PROPERTY IS SERVED BY THE FOLLOWING UTILITIES:

- | YES | NO | PROVIDER |
|-------------------------------------|-------------------------------------|--|
| ☐ | ☒ | Septic System |
| ☒ | ☐ | Sewer |
| ☒ | ☐ | Electric |
| ☒ | ☐ | Domestic Water ☒ Public ☐ Private |
| ☐ | ☒ | Well Registered ☐ Yes ☐ No If yes, Registration number: _____ |
| | | If yes, complete and attach the Domestic Water Well/Water Use Addendum . |
| ☒ | ☐ | Fuel Supply ☒ Natural Gas ☐ Propane ☐ Other: _____ |
| ☒ | ☐ | Garbage/Waste Collection ☐ Public ☒ Private |
| ☒ | ☐ | Fire Protection ☒ Public ☐ Private |
| ☒ | ☐ | Telephone |
| ☐ | ☒ | Irrigation |
| ☒ | ☐ | Cable TV |
| ☒ | ☐ | Satellite Dish |
| ☒ | ☐ | High Speed Internet Connection (Cable, T1, Fiber Optics, Etc.) |
| ☐ | ☐ | Other |
24. Please describe any other items concerning utilities _____
25. _____

>>

RS AW
SELLER SELLER
<Initials

Commercial Seller's Property Disclosure Statement (SPDS)
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Initials>

BUYER BUYER

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Delta 66 Motel



D. ACCESS/USE

26. ARE YOU AWARE OF ANY OF THE FOLLOWING AFFECTING ACCESS OR USE OF THE PROPERTY?

YES NO

27. ☐ ☒ Encroachments
28. ☐ ☒ Access Easements
29. ☐ ☒ Utility Easements
30. ☐ ☒ Unrecorded Easements
31. ☐ ☒ Reciprocal Easement Agreement
32. ☐ ☒ Restrictions on Legal or Physical Access
33. ☐ ☒ Shared Use Agreements
34. ☐ ☒ Use Permits
35. ☐ ☒ Deed Restrictions
36. ☐ ☒ Shared Fences/Walls
37. ☐ ☒ Shared Driveways
38. ☐ ☒ Shared Signage
39. ☐ ☒ Leased Parking
40. ☐ ☒ Grandfathered Uses
41. ☐ ☒ Association Agreements
42. ☐ ☒ Covenants, Conditions and Restrictions (CC&R's)
43. ☐ ☐ Other (describe) _____

44. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).

45. _____

46. _____

E. COMPLIANCE WITH LAW/LEGAL MATTERS

47. ARE YOU AWARE OF:

YES NO

48. ☐ ☒ Any legal actions such as condemnation, pending or anticipated, that affect the Property?
49. ☐ ☒ Any tenant bankruptcy proceedings?
50. Any violation of laws or regulations of the following:
51. ☐ ☒ Zoning
52. ☐ ☒ Building Code
53. ☐ ☒ Occupational Safety and Health Administration (OSHA)
54. ☐ ☒ Utility Service
55. ☐ ☒ Sanitary Health Regulations
56. ☐ ☒ Swimming Pools
57. ☐ ☒ Covenants, Conditions and Restrictions (CC&R's)
58. ☐ ☒ Americans With Disabilities Act (ADA)

59. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such matters. (Attach additional sheets if necessary).

60. _____

61. _____

62. _____

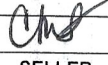
F. CONTRACTUAL OBLIGATIONS

63. ARE YOU AWARE OF ANY OF THE FOLLOWING CONTRACTUAL OBLIGATIONS AFFECTING THE PROPERTY?

YES NO

64. ☐ ☒ Tenant Leases or Subleases
65. ☐ ☒ Alarm/Security System Agreements
66. ☐ ☒ Property Management Agreements
67. ☐ ☒ Leased Equipment

>>

RS. 
 SELLER SELLER

<Initials

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Initials>

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BUYER

BUYER

Delta 66 Motel



I. MATERIAL PHYSICAL DEFECTS AND OTHER FACTORS

113. ARE YOU AWARE OF:

YES NO

114. ☒ ☐ Any structural, electrical, plumbing or other modifications made without necessary permits?
115. ☐ ☒ Any past or present roof leaks or other roof problems?
116. ☐ ☒ Any past or present insect infestation problems?
117. ☒ ☐ Security lighting in parking and/or common areas?
118. ☐ ☒ Any recorded and/or unrecorded liens against the Property?
119. ☐ ☒ An archeological site on the Property?
120. ☐ ☒ The Property being located in a designated historical district?
121. ☐ ☒ Any insurance claim submitted on the Property?
122. ☐ ☒ Any proposed land use changes relating to the adjacent or nearby Property, such as: new developments, zoning changes, or land trades?
123. ☐ ☒ Any other material items on the Property or improvements and structures thereon that might affect the decision of a buyer to purchase/use the Property?
124. ☐ ☒ Any defects/problems with the heating, ventilating, air conditioning, plumbing, electrical, fire safety, security, or lighting systems?
125. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such matters. (Attach additional sheets if necessary).
126. _____
127. _____
128. What other material (important) information are you aware of concerning the Property that might affect the Buyer's decision-making process, the value of the Property, or its use? Please explain: _____
129. _____
130. _____

131. **SELLER CERTIFICATION:** Seller certifies that the information contained herein is true and complete to Seller's knowledge as of the date signed. Seller agrees that any material changes in the information contained herein will be disclosed by Seller to Buyer prior to Close of Escrow.

137. Robert D Salisbury 7/9/2026
 ^ SELLER'S SIGNATURE MO/DA/YR

138. Robert D Salisbury
 SELLER'S NAME PRINTED

Christine M Salisbury 07/09/2025
 ^ SELLER'S SIGNATURE MO/DA/YR

Christine M Salisbury
 SELLER'S NAME PRINTED

139. By: _____

140. Its: _____

141. Reviewed and updated: Initials: RS 1 7/9/2026
 SELLER SELLER MO/DA/YR

142. **BUYER'S ACKNOWLEDGEMENT OF RECEIPT:** Buyer acknowledges that the information contained herein is based only on the Seller's knowledge and is not a warranty of any kind. Buyer acknowledges that it is Buyer's obligation to investigate all material facts regarding the property to Buyer's satisfaction. Buyer is encouraged to obtain property inspections by an independent third party and to obtain other independent professional counsel as Buyer deems necessary. By signing below, Buyer hereby acknowledges receipt of a copy of this Seller's Property Disclosure Statement.

143. If Buyer disapproves or is concerned about any item in this disclosure, it is the Buyer's responsibility and not the responsibility of the broker(s) or agent(s) to investigate such items and to satisfy Buyer as to the condition of the Property within the Buyer's Due Diligence Period.

149. _____
 ^ BUYER'S SIGNATURE MO/DA/YR

150. _____
 BUYER'S NAME PRINTED

151. By: _____

152. Its: _____

_____ MO/DA/YR
 ^ BUYER'S SIGNATURE

_____ BUYER'S NAME PRINTED

RS CMS
 SELLER SELLER

Commercial Seller's Property Disclosure Statement (SPDS)
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Initials>

BUYER

BUYER

Page 4 of 4



Harley Hendricks Realty

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS (SALES)

Document updated:
January 2009



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



1. Premises Address: 2141 W Third St., Winslow, AZ 86047

2. **Lead Warning Statement:** Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and to notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint or lead-based paint hazards is recommended prior to purchase.

1. SELLER'S DISCLOSURE (Seller must complete and initial sections a, b and c below)

9. (a) Lead-based paint and/or lead-based paint hazards (check either 1 or 2 below):
 10. 1. ☐ Seller is aware that lead-based paint and/or lead-based paint hazards are present in the residence(s) and/or building(s) included
 11. in this sale. (Explain) _____
 12. 2. ☒ Seller has no knowledge of any lead-based paint and/or lead-based paint hazards in the residence(s) and building(s) included
 13. in this sale.

(SELLER'S INITIALS REQUIRED)

RDS SELLER

CMS SELLER

15. (b) Records and reports available to the seller (check either 1 or 2 below):
 16. 1. ☐ Seller has provided the buyer with all available records and reports relating to lead-based paint and/or lead-based paint hazards in
 17. the residence(s) and building(s) included in the sale. (List documents) _____
 18. 2. ☒ Seller has no reports or records relating to lead-based paint and/or lead-based paint hazards in the residence(s) and building(s)
 19. included in this sale.

(SELLER'S INITIALS REQUIRED)

RDS SELLER

CMS SELLER

21. (c) Seller acknowledges Seller's obligation to disclose to any real estate agent(s) to whom the seller directly or indirectly is to pay compensation
 22. with regard to the transaction contemplated by this disclosure any known lead-based paint or lead-based paint hazards in the premises to be
 23. sold, as well as the existence of any reports or records relating to lead-based paint or lead-based paint hazards in the premises to be sold. Seller
 24. further acknowledges that this disclosure accurately reflects the entirety of the information provided by the seller to the agent(s) with regard to
 25. lead-based paint, lead-based paint hazards, and lead-based paint risk-assessment or inspection reports and records.

(SELLER'S INITIALS REQUIRED)

RDS SELLER

CMS SELLER

2. BUYER'S ACKNOWLEDGMENT (Buyer must complete and initial sections a, b and c below)

27. (a) Buyer has read the information set forth above, and has received copies of the reports, records, or other materials listed above, if any.

(BUYER'S INITIALS REQUIRED)

BUYER

BUYER

29. (b) Buyer has received the pamphlet *Protect Your Family From Lead in Your Home*.

(BUYER'S INITIALS REQUIRED)

BUYER

BUYER

31. (c) Buyer has (check one):

32. ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the
 33. presence of lead-based paint and/or lead-based paint hazards; or
 34. ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
 35. lead-based paint hazards.

(BUYER'S INITIALS REQUIRED)

BUYER

BUYER

3. AGENT'S ACKNOWLEDGMENT (Any real estate agent who is to receive compensation from the seller or the listing agent with regard to the transaction contemplated in this disclosure must initial below.)

37. The agent(s) whose initials appear below has (have) ensured the seller's compliance under the Residential Resale Lead-Based Paint Hazard
 38. Reduction Act of 1992 by the seller's use and completion of this disclosure form.

(AGENT'S INITIALS REQUIRED)

DH LISTING AGENT

OW COOPERATING AGENT

40. **Certification of Accuracy:** By signing below, each signatory acknowledges that he or she has reviewed the above information, and
 41. certifies that, to the best of his or her knowledge, the information provided by the signatory is true and accurate.

42. Robert D Salisbury 07/08/2026 MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

43. Christine M Salisbury 07/08/2026 MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

44. Susan Weitzman 07/09/2026 MO/DA/YR ^ COOPERATING AGENT'S SIGNATURE MO/DA/YR

David Hartman MO/DA/YR

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